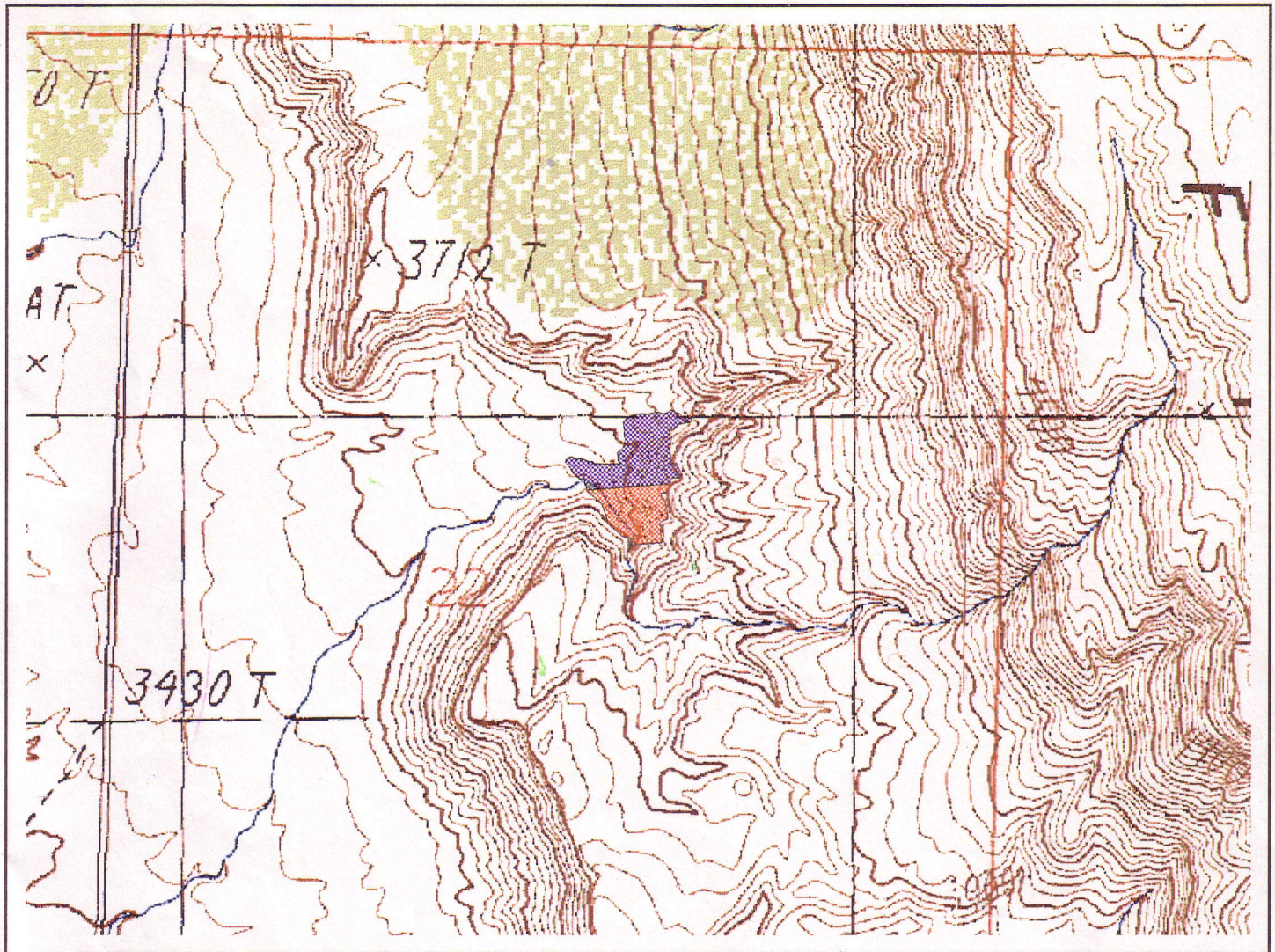


# South Hurricane Sandstone Quarry

Mineral Material Inspection UTU-79348/UTU-80545



## Legend

South Hurricane Sandstone Quarry  
(mapped 9/29/05)

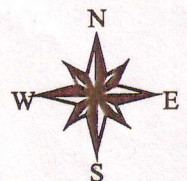
 R&W Escavating (2.75 acres)

 Feller Enterprises (1.75 acres)

0 0.1 0.2 0.3 0.4 0.5 Miles

Scale 1:10,000

T43S  
R13W  
SEC 22 SWNE



## Site Location Map

The Divide Quadrangle  
Utah-Washington Co.  
7.5 Minute Series (Topographic)



**Washington County Planning Commission Meeting  
November 12, 2003**

**Item #9. CONDITIONAL USE PERMIT.** Review extension to quarry sandstone and locate a screening operation in the SW 1/4 NE 1/4, Section 22, T43S, R13W, SLB&M, generally located 4 ½ miles south of Grassy Meadows Sky Ranch. R&W Inc./Allen Steed & Brian Zitting, applicant.

The planner showed a site plan, and photos of the quarry. This item was tabled to allow applicants to transfer bonding and all documentation into the new corporate name. The planner stated that all conditions have been met, and there have been no complaints.

Brian Zitting, representative, was in attendance, and agreed that the bonding and insurance is in place, and all truck drivers have a copy of the school schedules.

**Motion was made by Commissioner Cropper to approve this item. Commissioner Balen seconded the motion.**

Mr. Patterson advised that the motion be amended to make all original conditions that have been agreed to and signed by the applicant be included as a part of the motion.

**The motion and 2<sup>nd</sup> agreed to the amendment. Four (4) commissioners voted Aye. The motion carried.**

**Washington County Planning Commission Meeting  
November 9, 2004**

**Item #5. CONDITIONAL USE PERMIT EXTENSION.** Review extension to quarry sandstone and locate a screening operation in the SW 1/4 NE 1/4, Section 22, T43S, R13W, SLB&M, generally located 4 ½ miles south of Grassy Meadows Sky Ranch. R&W Inc., applicant/Brian Zitting, agent.

The planner explained that this is an automatic annual review for the applicants of this permit. The quarry was operated by other owners for a couple of years before R & W Inc. took over. As reported previously, BLM requires a bond for reclamation and a report of yearly use, and, prepayment of royalty fees. If extended, the commission should continue to make their recommendation subject to the requirements of the initial request, listed as follows: 1) a road bond in place in an amount (\$5,000.) suggested by the County Road Supervisor; 2) an insurance policy in the amount of one-million dollars; and 3) the trucks will not run during the time of the opening and closing of the local elementary school. There has been no complaint on this use during the past year. The planner stated that the applicant was unable to attend, but called to report that he is removing the screening operation, and was told by the Bureau of Land Management that a conditional use permit would no longer be required. The planner showed current photos of the location.

There was a discussion about whether the permit is necessary. With extraction only, there is no need for a permit. There is another company, Fellerstone, operating without a permit, doing only extraction. Because there is already a conditional use permit in place for the applicant, it would either need to be terminated, or continued. As in the Leeds area, there could also be a concern with possible contamination. There is a need to be consistent throughout the County. Mr. Whitehead stated that the bond has been kept in place because of moving the big trucks over the County road. After discussion, it was decided that the photos indicated that mining, and not just extraction is currently being done on this applicant's site.

**Motion was made by Commissioner Christopher to recommend approval for the conditional use permit extension, for one (1) year, subject to the applicant following these initial conditions required: 1) a road bond in place in an amount (\$5,000.) suggested by the County Road Supervisor; 2) an insurance policy in the amount of one-million dollars; and 3) the trucks will not run during the time of the opening and closing of the local elementary school. Commissioner Balen seconded the motion. Five (5) commissioners voted Aye. The motion carried.**



**Washington County Planning Commission Meeting  
November 8, 2005**

**Item #3. CONDITIONAL USE PERMIT EXTENSION.** Review extension to quarry sandstone and locate a screening operation in the SW 1/4 NE 1/4, Section 22, T43S, R13W, SLB&M, generally located 4 ½ miles south of Grassy Meadows Sky Ranch. R & W Inc., applicant/Brian Zitting, agent.

The planner explained that this is an automatic annual review for the applicants of this permit. The quarry was operated by another group for a couple of years before R & W Inc. took over. As reported previously, BLM requires a bond for reclamation and a report of yearly use, and, prepayment of royalty fees. If extended, the commission should continue to make their recommendation subject to the requirements of the initial request, listed as follows: 1) a road bond in place in an amount (\$5,000.) suggested by the County Road Supervisor; 2) an insurance policy in the amount of one-million dollars; and 3) the trucks will not run during the time of the opening and closing of the local elementary school. There have been no complaints on this use during the past year.

Steve Hirst, President of Cliffdwellers Homeowners Association, said that there have been complaints by nearby residents, and asked that the request be denied, based on danger to the residents, because the roads are substandard especially around the Hurricane airport. If approved, Mr. Hirst asked that the trucks be required to travel through Warner Valley.

Rosemarie Russell, Cliffdwellers resident, gave general statistics of increased deaths on rural roads, and stated that there has been an increase of traffic in the area because the batch plant on the same road operates six (6) days per week. Also, the mining operation at the airport gravel pit now operates seven (7) days per week. Ms. Russell also said that the road is disintegrating, has a sharp curve, with no shoulder, and is in disrepair.

Bob Britzman, Hurricane City Planner, said that the city recognizes that 1100 West is a narrow road in need of repairs. Traffic studies are currently being done, and should be completed within three (3) months. Long range plans are to upgrade 1100 West to a four-lane road. Hurricane City is in the process of adopting an Improvement Program so that impact fees can be assessed on new projects. It will be at least six (6) months before property south of the city, including the Copper Rock development will be annexed. Mr. Britzman anticipates at least two (2) years before there will be any improvements on 1100 West.

Steven Brewer, Grassy Meadow Sky Ranch resident, said that the trucks travel fast, and there are motorcycles and 4-wheelers that combine to make the roads very dusty.

Ron Steed, agent, stated that 90% of the activity in the area is from a different operation. The applicant's company has only hauled twenty (20) loads of rock in the past year. Mr. Steed said that hauling through Warner Valley would not be a practical option, because the road is inadequate.

There was a brief discussion regarding the other operators. The planner said that no other conditional uses have been approved, at this particular location, and those other operators will be contacted and asked to come in and meet with County Staff.

**Motion was made by Commissioner Everett to recommend approval of the Conditional Use Permit, for a period of three (3) months, subject to adherence to the original requirements, to allow time for the Planning Commission to plan a work meeting with all parties involved. Commissioner Christopher seconded the motion. Five (5) commissioners voted Aye. The motion carried.**



**Washington County Planning Commission Meeting  
January 24, 2006**

**Item #1. CONDITIONAL USE PERMIT EXTENSION.** Review extension to quarry sandstone and locate a screening operation in the SW 1/4 NE 1/4, Section 22, T43S, R13W, SLB&M, generally located 4 ½ miles south of Grassy Meadows Sky Ranch. R&W Inc., applicant/Brian Zitting, agent

The planner reminded the commission that this extension was allowed for three months, until a work meeting was held to resolve issues with truck traffic in the Sky Ranch area. This particular use was approved by BLM for a five (5) year period, with a yearly review. The rocks are referred to as stacking stones from a sandstone quarry. R&W Excavation remove 20 to 30 loads per year. The quarry was operated by another group for a couple of years before R & W Inc. took over. As reported previously, BLM requires a bond for reclamation and a report of yearly use, and, prepayment of royalty fees. The planner suggested that if extended, the commission should continue to make their recommendation subject to the requirements of the initial request, listed as follows: 1) a road bond in place in an amount (\$5,000.) suggested by the County Road Supervisor; 2) an insurance policy in the amount of one-million dollars; and 3) the trucks will not run during the time of the opening and closing of the local elementary school. There was resolve for everyone to be considerate when driving in this area, knowing that it is a dangerous road and if a driver was speeding or reckless, the owners should be notified.

Jack Douglas, Grassy Meadows Sky Ranch resident, voiced ongoing concerns about dangerous truck traffic on 1100 West.

Ron Steed, agent, explained that R&W uses "side-dump" trucks, that are basically tubs, with no tailgate, that tips out to the side. Because of the large size of the trucks and the boulders, there is little risk of debris falling off of the loads.

There was a discussion about another gravel crushing operation, Fellerstone, also operating in the same area, and using the same roads. Fellerstone has not applied for a conditional use permit for that use, but they have indicated that they will appear before the Land Use Authority Commission for their approval.

**Motion was made by Commissioner Hepworth to grant approval of the Conditional Use Permit Extension, for a period of one (1) year, with the following conditions: that the road bond remains in place, the insurance policy remains in place, trucks will not run at the time of opening and closing of school, and that the company will maintain friendly relationships with residents, and observe reasonable speeds, and take calls of complaints and respond to them. Commissioner Balen seconded the motion. Five (5) commissioners voted Aye. Commissioner Everett voted Nay. The motion carried with a split vote.**



**Washington County Planning Commission Meeting**  
**February 27, 2007**

**Item #1. CONDITIONAL USE PERMIT EXTENSION.** Review extension to quarry sandstone and locate a screening operation in the SW 1/4 NE 1/4, Section 22, T43S, R13W, SLB&M, generally located 4 1/2 miles south of Grassy Meadows Sky Ranch. R&W Inc., applicant/Brian Zitting, agent

The planner explained that this was tabled at the previous meeting due to a lack of representation, and that the commission should recall this extension and the previous reviews on the road conditions. This particular use was approved by BLM for a five (5) year period, with a yearly review and this is their second extension. The rocks are referred to as stacking stone from a sandstone quarry. R&W Excavation remove twenty to thirty loads per year. The quarry was operated by another group for a couple of years before R&W Inc. took over. As reported previously, BLM requires a bond for reclamation and a report of yearly use, and prepayment of royalty fees. The planner advised, that if extended, the commission should continue to make their recommendation subject to the requirements of the initial request, listed as follows: 1) a road bond in place in an amount of five thousand dollars (\$5,000) suggested by the County Road Supervisor; 2) an insurance policy in the amount of one-million dollars; and 3) the trucks will not run during the time of the opening and closing of the local elementary school. There was resolve for everyone to be considerate when driving in this area, knowing that is a dangerous road and if a driver was speeding or reckless, the owners should be notified.

Brian Zitting, applicant, concurred with the planner's comments and introduced Mr. Steed who would address any questions or concerns.

Walt Steed, agent, said that the pit was used heavily for a few months, but that use has tapered off during the past few months. There was approximately twenty to thirty (20-30) loads removed during the past year. Mr. Steed stated that there was a cable with a padlock across the entrance. It was suggested that a sign be added, identifying the type of business.

**Motion was made by Commissioner Everett to grant approval of the Conditional Use Permit Extension, for a period of one (1) year, subject to a road bond in the amount of \$1,000,000; trucks will not run at the time of opening and closing of school, and a resolve by all those parties using the road to be a careful and considerate driver, and a cable across the entrance with a sign stating mining operation. Commissioner Cropper seconded the motion. Four (4) commissioners voted Aye. The motion carried.**

**Washington County Planning Commission Meeting  
March 25, 2008**

**Item #1. CONDITIONAL USE PERMIT EXTENSION.** Review extension to quarry sandstone and locate a screening operation in the SW 1/4 NE 1/4, Section 22, T43S, R13W, SLB&M, generally located 4 ½ miles south of Grassy Meadows Sky Ranch. R&W Inc., applicant/Brian Zitting, agent (Tabled March 11, 2008)

The planner explained that this item was tabled at the previous meeting due to a lack of representation. The planner reminded the commission about their previous reviews on the road conditions. This particular use was approved by BLM for a five (5) year period, with a yearly review and this is their 3<sup>rd</sup> extension. The rocks are referred to as stacking stones from a sandstone quarry. R&W Excavation removes twenty (20) to thirty (30) loads per year. The quarry was operated by another group for a couple of years before R & W Inc. took over. As reported previously, BLM requires a bond for reclamation and a report of yearly use, and, prepayment of royalty fees. The planner suggested that, if extended, the commission should continue to make their recommendation subject to the requirements of the initial request, listed as follows: 1) a road bond in place in an amount (\$5,000.) suggested by the County Road Supervisor; 2) an insurance policy in the amount of one-million dollars; and 3) the trucks will not run during the time of the opening and closing of the local elementary school. Also, there was resolve for everyone to be considerate when driving in this area, knowing that it is a dangerous road and if a driver was speeding or reckless, the owners should be notified.

Brian Zitting, agent, concurred with the planner's comments. Mr. Zitting stated that the use has been very light, because it is market-driven, but the applicants wish to retain their rights of use.

There have been no complaints.

Motion was made by Commissioner Hepworth to recommend approval for a Conditional Use Permit Extension to excavate and haul from a sandstone quarry in the SW 1/4 NE 1/4, Section 22, T43S, R13W, SLB&M based on knowledge that there have been no formal complaints and the applicants have met all requirements, for a period of one (1) year. Commissioner Everett seconded the motion. Six (6) commissioners voted Aye. The motion carried.